

**GRISWOLD PLANNING & ZONING COMMISSION  
PUBLIC HEARINGS & REGULAR MEETING  
MINUTES**

**JUNE 25, 2007**

**GRISWOLD TOWN HALL**

**I. PUBLIC HEARING (7:15 P.M.) SUB 07-07**

**1. Call to Order**

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 7:15 p.m.

**2. Roll Call**

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Philip Anthony, Secretary John Schumaker, Member Daniel DeGuire, Alternates John Taylor, Barbara Lukens, Town Planner Carl Fontneau. Alternate Courtland Kinnie arrived 7:20 P.M.

**Absent:** Member Martin McKinney

**3. Determination of Quorum**

G. Rooke-Norman appointed B. Lukens to sit for M. McKinney, regular member. There is a quorum for this public hearing.

**4. Matter Presented for Public Comment**

**A. SUB 07-07 Trinity Development Group, LLC, 146 Stone Hill Road, Griswold, CT. Property Location: 142 Stone Hill Road.** Applicants request approval of a 14-lot subdivision consisting of 23.15 acres with 1155 ft. of new public roadway. The subject property is in the R-40 zoning district.

Chairperson Gail Rooke-Norman read the call of the meeting. Town Planner reminded the Commission and the applicant that this public hearing had been completely renoticed in the Norwich Bulletin, the applicant abutter notices were also resent, any presentation from June 11 would be repeated this evening in its entirety, and thus there were now no jurisdictional defects remaining on this now opened public hearing.

Tom Londregan introduced himself as the applicant's representative as well as Project Engineer, Pat Lafayette, and principal, Dan Candales. As a beginning of his subdivision summary, he passed out to each member and one for the permanent record a notebook of exhibits to support

his testimony or assertions. He described the overall concept of the present application and mentioned the changes to the site plans which were made since the earlier application. He was asked to change the description of the subdivision to include and number the parent parcel remaining with the home and barn. He made the general statement that this site plans submitted contained lots, roads, and drainage controls which met the requirements of the subdivision and zoning regulations. Londregan continued with an argument supported by the booklet exhibits for proposing a cul-de-sac over 600 feet in lengths. There was a request for waiver of cul-de-sac length (Section 5.3.3) in the project file and Londregan proposed that the 1155 foot cul-de-sac was supported by waiver sections 8.1.2 (by reducing wetland impact over the loop alternative) and 8.1.3 (by reducing difficulties of erosion and sedimentation control or inter-lot stormwater drainage). He also showed as a precedent several recent cul-de-sacs in approved subdivisions up to 1200 feet in length.

Responding to explain the justification of a second waiver request to not provide for sidewalks on the cul-de-sac, Londregan explained that the sidewalk location (if any according to Section 4.3.8 and 4.4.1g) on the proposed road to serve 14 homes in a rural area where feeder roads were narrow and without sidewalks did not make sense when looking a waiver sections 8.1.4 and 8.1.5 (where the public benefit was not equal to the continued town costs of maintaining the sidewalks).

Londregan stated that the applicant would like to respond to the open space requirements by offering a fee in lieu of open space. He referred to an earlier appraisal of the property by Reese where the initial appraisal suggested 7% of the value of the raw land (\$179,000) was \$12,500 and, after some negotiations with the Commission, a revised figure of \$19,000 was agreed upon. The present application used one of the four approved appraisers, Kara Fishman. On the basis of her appraisal report, she concluded that the present market value of the property was \$415,000 or a 7% fee of \$29,050. Londregan questioned several aspects of this appraisal and asked if the Commission would agree to negotiate a lower fee as the applicant in a previous proposal for this site was willing to do. He emphasized that the PZC had this discretion and could make a judgment.

Pat Lafayette summarized the May 22, 2007 revised plan (including responses to the May 14, 2007 review letter from Chuck Eaton of CME. He felt that the revised lot configuration, driveway slopes or annotations, and other issues responded better to subdivision and zoning requirements. He presented the general lot, road, and drainage control concepts using Sheets 4 and 5 of 11 as an exhibit. Lafayette listed some of the revisions and responses to the CME letter. There was a review of these revisions offered by CME on June 25 by FAX but neither applicant, staff or Commission have had a chance to review them. While the overall plans were similar to original submittal, there were some subtle changes that had been implemented to make them more compatible with the guidelines, not regulations, in the 2004 CTDEP Stormwater Manual. There were some questions about line of sight on one lot in the cul-de-sac, on Lot #1 and on the proposed new road intersecting with Stone Hill Road.

After the applicant presentations and some questions from the Commission, the public was encouraged to comment on the plans. Susan Gunderson of Stone Hill Road was concerned about the drainage after development coming from Lot# 1 onto her adjacent property and the sightline for the driveway for this lot. Stacie Stadnicki representing the Safety Committee had some questions about line of sight and removal of trees and impediments to line of sight. Lafayette and Candales showed these impediments as being removed as the proposed new road or improvements on Stone Hill Road were completed. Kit Schonbrun, an owner of adjacent property, expressed her concern about the steep slopes of some of the lots, distribution of some of the proposed wells very near to her property line, the differences in appraisals for open space fee-in-lieu, and the general large cost to the town of increased residential development. Leo Bordeleau expressed similar concerns.

Because of a number of unresolved questions and to allow the applicant to respond to the June 25, letter from Chuck Eaton of CME, Anthony moved, seconded by DeGuire, to continue the public hearing on SUB 07-07 until 7:15 P.M. on July 9, 2007 in the Town Hall meeting room. Motion carried unanimously.

## **II. PUBLIC HEARING (7:45 P.M.) PLAN OF CONSERVATION and DEVELOPMENT**

### **1. Call to Order**

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 8:30 P.M.

### **2. Roll Call**

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Philip Anthony, Secretary John Schumaker, Member Daniel DeGuire, Alternates Courtland Kinnie, John Taylor, Barbara Lukens, Town Planner Carl Fontneau.

**Absent:** Member Martin McKinney

### **3. Determination of Quorum**

G. Rooke-Norman appointed Courtland Kinnie to sit for M. McKinney, regular member. There is a quorum for this public hearing.

### **4. Matter Presented for Public Comment**

**A. Plan of Conservation and Development for Enactment.** Similar to the previous SUB 07-07, the public notice for this public hearing was completed again for this evening so the Commission had clear jurisdiction to conduct the hearing. Town Planner (similar to June 11 presentation) went over the list of specific changes especially on Section 5, the Implementation Plan in some detail so that the changes to the Plan resulting from public hearings in January and March were clear to all.

Chairman Rooke-Norman then asked if there were comments from the public. Fred Allyn III, a realtor representing the Polinsky property adjacent to the west side of Route 395 in the area of Exit 86, spoke about the possible development of this parcel and argued against the proposed classification on the Future Land Use Map Figure 3.G.2 as Targeted Open Space/Agriculture (otherwise Low Density Residential). For the benefit of the audience, the Town Planner read Allyn's letter of June 11, 2007 into the record in its entirety. Allyn represented that he had several clients who would be interested in creating a warehousing and distribution complex on this property should they gain access (frontage) onto Route 201 near exit 86 and that, if such a project ever were to take place, significant gains in the tax base would be realized. With the appropriate rezoning and preparation of site plan, this site could be developed to the benefit of the town without affecting the quality of life of immediate neighbors.

Leo Bordeleau, representing union carpenters for local projects, urged the Commission to reconsider classification of the Polinsky property so that future warehousing and distribution centers could be built.

Attorney Tim Bates also representing the Polinsky property interest reiterated that, even though designation on a map within the Plan of Conservation and Development is advisory, it would facilitate later possible rezoning if the Commission would consider alternate designation for this property, perhaps back to the underlying existing zoning classification as R-80 residential. He also suggested, using comparisons of off-exit development in Groton versus Waterford, that the Commission should plan ahead for this and other parcels around Exit 86 be planned ahead as a node of economic development for both sides of Route 201 near Exit 86 on Route 395.

Tom Giard, Economic Development Commission Chairman, offered some comments urging the PZC to amend the present map in some way to be more consistent in the future with warehousing or distribution centers on the Polinsky parcel. A business park was proposed in the past for this property that direct access onto Route 201 would improve chances of acceptance. He offered as a reason for commercial development not having occurred as the demographics or number of rooftops not being sufficient for developers to see success.

Norman Higgins of Pleasantview endorsed the changes from the original plan especially more emphasis on solar power or other alternative energy sources on existing or rebuilt building. He suggested more future emphasis on non-residential growth.

Mel Jetmore of the EDC discussed a 1994 agreement between the CEOs of Lisbon, Sprague, and Griswold to cooperate on industrial development within an Enterprise Corridor. He suggested that progress if any to realize this goal be reviewed and reflected in amendments to the POCD or elsewhere as appropriate. He suggested future emphasis on Main Street façade programs, college intern programs to aid planning studies, and location of river walkways rather than just hiking trails. He suggested renewed efforts to help elderly citizens stay in their homes or to help new businesses come to town by better tax abatements in both cases.

Kit Schonbrun suggested increased farmland preservation so that the capability of food production would not disappear.

Fred Allyn Jr. suggested that farmland preservation and enterprise corridor efforts were worthy as long as the opportunity for development near to the interstate exits were preserved also.

DeGuire moved to continue the public hearing to the next regular meeting. There was no second. The motion fails.

After some discussion whether or not to close this public hearing was conducted, Kinnie moved, seconded by Schumaker, to close the public hearing for enactment of the Plan of Conservation and Development with the intent of discussion before decision possible ways that map changes could be made. Motion carries unanimously.

### **III. REGULAR MEETING (8:00 P.M.)**

#### **1. Call to Order**

Chairperson Gail Rooke-Norman called this regular meeting of the Griswold Planning & Zoning Commission to order at 9:58 P.M.

## 2. Roll Call

**Present:** Chairperson Gail Rooke-Norman, Vice Chair Philip Anthony, Secretary John Schumaker, Member Daniel DeGuire, Alternates Courtland Kinnie, John Taylor, Barbara Lukens, Town Planner Carl Fontneau.

**Absent:** Member Martin McKinney

## 3. Determination of Quorum

G. Rooke-Norman appointed Courtland Kinnie to sit for M. McKinney, regular member. There is a quorum for this regular meeting.

## 4. Approval of Minutes

Schumaker moved, seconded by Anthony, to accept as presented the minutes of both the public hearing and the regular meeting of June 11, 2007. Motion carried unanimously.

## 5. Correspondence and Attachments

The following correspondence was discussed.

- A. Letter dated May 29, 2007 from Paul Simonetta, Triton Environmental, Inc. to Chairperson Gail Rooke-Norman, regarding the Individual Permit Applications for the Diversion of Water for Consumptive Use – Tilcon, CT Inc. – Griswold facility.

Discussed on June 11, 2007,

- B. Letter dated June 11, 2007 from Fred B. Allyn, III, Allyn and Associates to the Griswold Planning and Zoning Commission regarding the Town' Plan of Conservation and Development the Polinsky property.

Read previously into the POCD public hearing record.

- C. Letter dated June 12, 2007 from Glenn A. Reil to Chairperson Gail Rooke-Norman requesting a two-year extension of Special Exception permit SE 5-97 Gravel Bank.

Town Planner noted that this permit actually would expire on July 17, 2007 and that the letter of credit for \$20,000 has been recently recertified. After some discussion, the Commission thought that, consistent with recent renewal requests or new permit application, an up-to-date map of some reasonable accuracy should be required for gravel bank renewals. They should include a rendition of portions of the project that are active, those that have been reclaimed, and results of inspection of the present status with under 10 acres active at any one time in the field by the ZEO. PZC suggested that Glenn Reil be notified of these status check requirements and be able to present them as an agenda item in the July 9, 2007 meeting.

- D. Letter dated June 18, 2007 from Carl Fontneau, Town Planner to Nelson Rodriguez requesting his attendance at the July 9, 2007 regular meeting of the Planning and Zoning Commission.

PZC acknowledged this letter and suggested that an agenda item for this status check at the Golf Barn be included on July 9, 2007.

- E. Letter dated June 18, 2007 from Carl Fontneau, Town Planner to Neighbors to 144 Banjo Sullivan Road regarding a discussion of a complaint of an un-permitted landscaping business at 144 Banjo Sullivan Road.

This would be discussed under an agenda item coming up later this evening.

- F. Report by Milone & MacBroom, Inc. of a Request for Authorization under the General Permit for Diversion of Water for Consumptive Use for River Ridge Golf Course, Griswold, CT.

Planner commented that this water diversion application document was required as information to the Town by CTDEP similar to Correspondence item A.

- G. SCCOG Public Meeting of the Regional Plan of Conservation and Development on Thursday, June 28, 2007 at 7:00 p.m. at the Groton Town Hall Annex and Monday, July 9, 2007 at 7:00 p.m. at the SECCOG Office, Norwich.

No Comments.

- H. College of Agriculture and Natural Resources Journal, Volume 14, No. 1, Spring 2007. No Comments

## 6. Matters Presented for Consideration

- A. **Enactment of the Plan of Conservation and Development.** Previously, the Commission had closed the public hearing for enactment.

PZC members discussed ways to change the Polinsky parcel on the Future Land Use Map 3.G.2, either by color to white (low density R-80 residential district or by words in the enactment motions. They also suggested that a letter to the Board of Finance be sent in the future to discuss different ways to encourage the elderly to afford to stay in their homes.

Anthony moved, seconded by Schumaker , to table discussion of enactment of the POCD until the July 9, 2007 meeting and to consider then wording of a motion for enactment which included some appropriate changes to the Future Land Use Map. Motion carried unanimously.

- B. **SUB 07-07 Trinity Development Group, LLC, 146 Stone Hill Road, Griswold, CT. Property Location: 142 Stone Hill Road.** Applicants request approval of a 14-lot subdivision consisting of 23.15 acres with 1155 ft. of new public roadway. The subject property is in the R-40 zoning district.

Anthony moved, seconded by Kinnie to continue the public hearing for SUB 07-07 until 7:15 P.M. July 9 in the Town Hall meeting room, 28 Main Street. Motion carried unanimously.

- C. **SUB 06-07 Lindell, Richard J. & Jean D., 709 Voluntown Road, Jewett City, CT.** Applicant requests approval of a 2-lot subdivision consisting of 5.1 acres. The subject property is located in the R-60 zoning district.

The Town Planner explained that, contrary to his report this evening, the Commission should act on this application this evening even though there is no letter of approval from ConnDOT for the

existing driveway access on the lot proposed to enter on Route 138. Since this did not require a public hearing in the first place and the 65 days where a decision could be made by the Commission expired before the next meeting, the Planner advised the Commission that the only outstanding issue of the ConnDOT driveway access to Route 138 was likely to happen soon on the basis of a conversation with Mark Sullivan, the applicant's representative earlier this date and that the Commission could approve it with a condition that the likely approval letter be added to the project file before Mylars are reviewed and signed. After some additional review of the revised plans especially the sightline distance for both the town road and Route 138 driveways,

Anthony moved, seconded by Kinnie to approve SUB 06-07 application and site plan Sheets 1-3 dated 2/12/2007 and revised to 5/18/2007 with the condition that the likely letter of approval from ConnDOT for the existing driveway access onto Route 138 is submitted to the project file before Mylar site plans are signed. Motion carried. Rooke-Norman votes nay.

**D. ZP 06-07 Dameron, Peter, 144 Banjo Sullivan Road, Griswold, CT.** Applicant requests approval of a home occupation for a landscaping business. The subject property is located in the R-60 zoning district.

Mr. Dameron had sought in June 11, 2007 meeting, a response to his application for a home occupation permit. Because of the size of outbuildings he had and materials necessarily stored outside and visible to neighbors, the Commission did not feel that this application could be sustained. This evening the Commission received informal input from Mr. Dameron as well as nearby neighbors who had been sent a courtesy letter informing them of the opportunity to speak briefly. Ken Slonsky of 148 Banjo Sullivan Road shared some neighborhood concerns relating to equipment stored almost on their common property line, location of two hoop-style garages, noise from diesel motors early in the morning and late at night, stored/scavenged materials that were an eyesore because of their visibility, and headlights in front windows in an otherwise residential neighborhood. Danielle Laca of 150 Banjo Sullivan Road offered the increasing number of dump-style trucks, number of employees on site deploying for the day's work, and the apparently increasing noise and number of trucks from this business in an otherwise residential district. Peter Dameron explained about the size of the trucks (F250 to F650) and the size of the two hoop-style structures. Kelly Slonski of 148 Banjo Sullivan Road added that excess materials were regularly burned on the parcel. There was some discussion about the appropriateness of a home occupation at this address. Mr. Dameron was urged to begin locating a site more appropriate for his growing business but no final decision was reached.

Anthony moved, seconded by Schumaker to table ZP 06-07 until the July 9, 2007 regular meeting. Motion carried unanimously.

**E. ZP 07-07 Carelot Children's Center, Inc., 315 Flanders Road, East Lyme, CT.** **Property location: 211 Slater Avenue, Griswold.** Applicants request approval of a before and after school program for Kindergarten through 4<sup>th</sup> grade at the Griswold Middle School. The subject property is in the R-20 zoning district.

Since there was no one present to represent this application or answer questions as they might occur, Anthony moved, seconded by Kinnie to table ZP 07-07 until the July 9, 2007 regular agenda. Motion carried unanimously.

**F. SUB 09-07 Assets Associates, LLC, 48 Sherwood Lane, Norwich, CT. Property Location: 411 Voluntown Road, Griswold.** Applicants request approval of a two-lot subdivision. The subject property is in the C-1 zoning district.

John Faulise represented the applicant and asked, given the sufficiency of the application materials, that the application be formally accepted and that a public hearing be set at the earliest possible date.

Anthony moved, seconded by Kinnie to set a public hearing on SUB 09-07 at 7:30 P.M. July 23, 2007 in the Town Hall meeting room, 28 Main Street. Motion carried unanimously.

- G. SE 03-07 Assets Associates, LLC, 48 Sherwood Lane, Norwich, CT. Property Location: 411 Voluntown Road, Griswold.** Applicants request approval of proposed construction of a 3,600 ± s.f. gas station and convenience store where the proposed roof cupola is in excess of the 35 ft. in height so Special Exceptions under Section 6.3.13 and 10.6 special exceptions are required. The subject property is located in the C-1 zoning district.

The application and supportive materials were accepted and Anthony moved, seconded by Schumaker, to set a public hearing on SE 03-07 for 7:45 P.M. July 23, 2007 in the Town Hall meeting room, 28 Main Street. Motion carried unanimously.

- H. SE 04-07 Assets Associates, LLC 48 Sherwood Lane, Norwich, CT. Property location: 411 Voluntown Road.** Applicants request approval of proposed construction of a mixed-use commercial building consisting of 13,083± s.f. requiring a Special Exception under Section 6.2.1 for a building over 5000 square feet. The subject property is in the C-1 zoning district.

The application and supportive materials were accepted and Anthony moved, seconded by DeGuire, to set a public hearing on SE 04-07 for 7:55 P.M. on July 23, 2007 in the Town Hall meeting room, 28 Main Street.

## **7. Additional Business**

- A.** Letter dated June 12, 2007 from Glenn A. Reil to Chairperson Gail Rooke-Norman requesting a two-year extension of Special Exception permit SE 2-97 Gravel Bank.

The PZC members discussed their desire to see some sort of status report including either a modified site plan or a table showing the acres worked and reclaimed, the active sites/acreage, and the demonstration of conformance with zoning regulations. They suggested that the ZEO might visit the site and that Glenn Reil be contacted as asked to provide such information at the July 9, 2007 regular meeting. Schumaker moved, seconded by Anthony to table the request for a two year extension of SE 05-97 until July 18, 2009 to the July 9, 2007 regular meeting agenda. Motion carried unanimously.

- B.** Letter dated June 19, 2007 from Demian Sorrentino to Chairperson Gail Rooke-Norman requesting on behalf of client Edgar Fontaine one 90-day extension for filing the endorsed Mylar plans for approved subdivision SUB 04-07, so called "Kingsbridge Estates Subdivision".

Progress was being made on the review of Homeowner's Association and letter of credit; Mylar prints for review had already been submitted. Thus, one 90-day extension should be sufficient to complete the endorsement. Anthony moved, seconded by DeGuire to grant one 90-day extension for endorsement and filing of the SUB 04-07 Mylar plans to end on October 8, 2007. Motion carried unanimously.

**8. Old Business**

- A. Workshop to discuss changes to the Town of Griswold Zoning Regulations and Subdivision regulations.

Given the lateness of the hour, Anthony moved, seconded by Schumaker to table this agenda item to the beginning of the regular meeting agenda on July 9, 2007. After some discussion about whether a special meeting should be called for this workshop and whether this topic could adequately be covered with such a full agenda on July 9, Anthony moved, seconded by Schumaker to the beginning of the regular meeting on July 9, 2007. Motion carried unanimously.

**9. New Business**

None Offered.

**10. Reports from the Enforcement Officer**

No report with exception of items already covered.

**11. Adjournment**

There being no further business, Schumaker moved, seconded by Kinnie, to adjourn the meeting at 10:54 P.M. Motion carried unanimously.

Respectfully submitted,

Carl Fontneau  
Town Planner